



## LETTER OF INTENT

November 17, 2021

**Larry D. Carbonneau, CPA**

Manager, Healthcare Compliance and Operations  
Healthcare Compliance and Operations  
Department of Health and Human Services  
#11 State House Station  
41 Anthony Avenue  
Augusta, ME 04333-0011

**RE: Windward Gardens Operations LLC (Genesis Healthcare of Maine LLC) – Letter of Intent: Proposal to Convert 20 Residential Care Beds to 15 NF beds at Windward Gardens in Camden**

Dear Larry:

This correspondence constitutes a Letter of Intent in accordance with Section 71.05(A) of the BEAS Policy Manual, Certificate of Need Regulations for Nursing Facility Level of Care Projects.

On behalf of Windward Gardens Operations LLC (“Windward Gardens”) we seek to initiate the Certificate of Need (“CON”) review process to the extent it applies, to seek your advice and guidance on the best way to proceed, and to obtain approval to convert 20 RC beds to 15 NF beds at Windward Gardens. We also seek your advice and counsel on how best to satisfy Medicaid Budget Neutrality requirements to the extent they are applicable.

We understand that this filing triggers the need for a Technical Assistance Meeting as the appropriate next step.

### **Project Description**

Windward Gardens is currently licensed with 58 NF beds and 20 RC beds. Windward Gardens proposes to convert the 20 RC beds to 15 NF beds reducing the total beds in the facility to 73 licensed NF beds and 0 residential care beds. The conversion of the 20 RC bed unit to 15 NF beds would not occur until the residents in the 20 RC bed unit have been transferred to appropriate settings. No patients will be admitted to the newly created 15 beds until all approvals are received.

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### **Capital Costs and MaineCare Budget Neutrality**

The total project budget is estimated at \$340,000 which includes \$250,000 for renovations to convert the RC Unit to NF, and \$90,000 to purchase furniture (beds).

We seek your guidance on how best to satisfy this requirement.

### **Next Steps and Technical Assistance Meeting**

We welcome the opportunity to work with you on this project. Please feel free to contact me. My telephone number is 233-8665 and my email is [dmaguire@sandyriver2.com](mailto:dmaguire@sandyriver2.com). Please also include Michael Tyler on any correspondence. His email is [mtyler@sandyriver2.com](mailto:mtyler@sandyriver2.com).

Sincerely,



Daniel J Maguire  
Sandy River Company  
On behalf of Windward Gardens Operations LLC